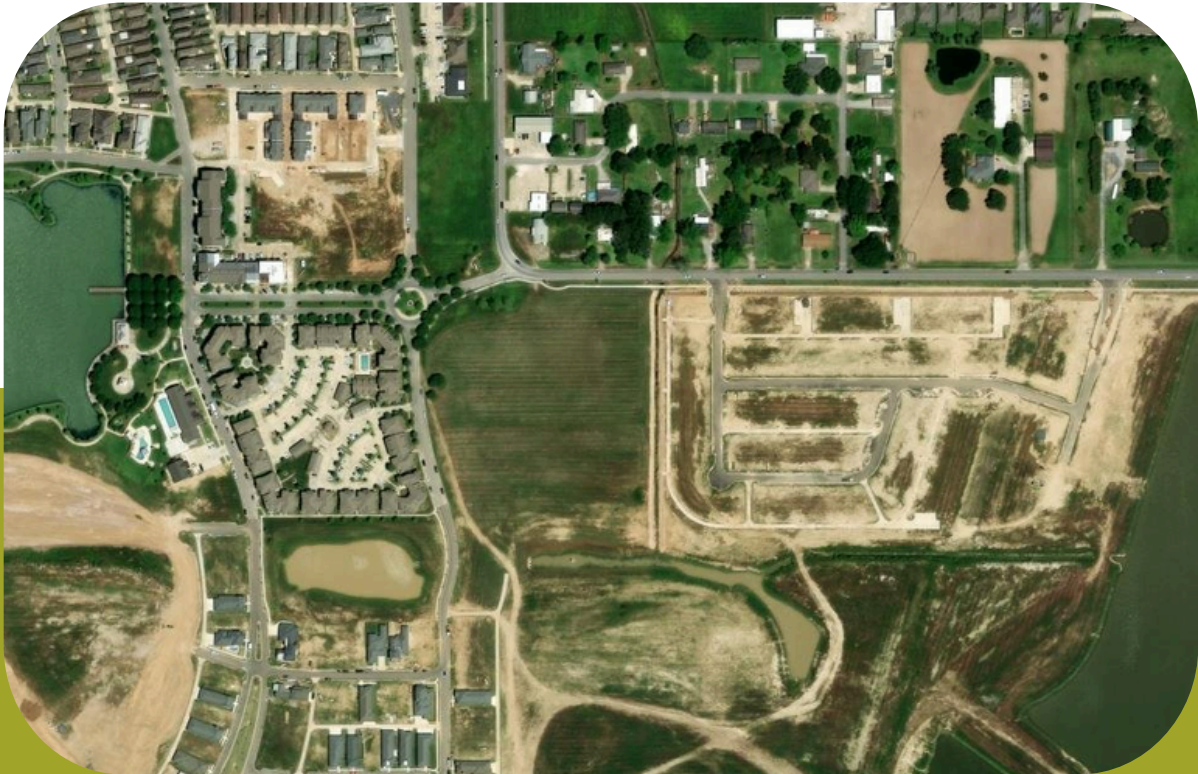




# RETAIL READY SITE REPORT

700 BLK IBERIA ST, YOUNGSVILLE, LA



For more information about this site report, contact LEDA at  
[RetailReady@Lafayette.org](mailto:RetailReady@Lafayette.org)

Disclaimer and Limitation of Liability: The information provided is for general guidance only. Recipients of this information are strongly advised to consult a licensed and/or certified professional. Recipients should rely on their own judgments and conclusions along with those of their own licensed and/or certified professional before making any decisions. While efforts have been made to ensure the accuracy and completeness of the information at the time it was provided, LEDA takes no responsibility and assumes no liability for any error, assumptions, omission and/or inaccuracy of the information. This information cannot be used as a base for any claim, demand or cause of action. LEDA is not responsible for any loss and/or damages incurred by the requestor and/or any third party using this information

Powered by:  
**LEDA**  
LAFAYETTE ECONOMIC  
DEVELOPMENT AUTHORITY

# 700 BLK IBERIA ST, YOUNGSVILLE, LA



— Site Boundary

**Site Specifications:**

Size: 6.965 Acres

**Site Contact:**

Diana Stephens  
(225) 235-5755  
diana@scoutrec.com



- Electricity
- Water
- Sewer
- Gas Service
- Internet/Fiber

**Utility Providers:**

- **Electricity:** Entergy
  - Zach Hager
    - (337) 849-4997
- **Water/Sewer:** City of Broussard
  - (337) 837-6681 ext.8
- **Gas Service:** Centerpoint
  - Alaina Hebert
    - (337) 373-1505
- **Internet/Fiber:** AT&T
  - Levar Greenhouse
    - (225) 382-0045
  - COX
  - Terrance Richard
    - (337) 456-4400

# 700 BLK IBERIA ST, YOUNGSVILLE, LA



Community Commercial  
Zoning

Submit Commercial Building  
Checklist at City of Youngsville  
website: [www.youngsville.us](http://www.youngsville.us)



Flood Zone X:  
Area of minimal  
flood hazard

# 700 BLK IBERIA ST, YOUNGSVILLE, LA

## Commercial Building Checklist \*

- SITE PLAN (THREE COPIES/ONE ELECTRONIC) - This is a layout of the subject property on which construction will take place. Shows placement of building on lot, distances from property lines, other buildings, etc.
- CONSTRUCTION DRAWINGS (THREE COPIES/ONE ELECTRONIC) - This is the actual set of construction drawings (if the structure is an engineered design, it must use easily discernable engineering practices or documents will be returned and engineering will be required.) (documents must be stamped by an architect or engineer). Includes floor plan, elevations, building components including sizes and material, dimensions, room identification, height, etc.
- FOUNDATION DRAWINGS (THREE COPIES/ONE ELECTRONIC) - The base of your structure and how will the building be attached to it. Includes width and depth of footings, rebar, means of attachment and spacing, fill and vapor barrier.
- WINDOW AND DOOR SCHEDULES (THREE COPIES/ONE ELECTRONIC) - Location of windows and doors. Include sizes, fixed or openable, and tempered (if applicable).
- EROSION AND SEDIMENT (THREE COPIES/ONE ELECTRONIC) - Site plan with erosion and sediment control. Includes erosion/sediment material and location on property.
- SEWER & WATER (THREE COPIES/ONE ELECTRONIC) - Sewer and water lay out . Includes meter size, placement of lines on property and tie ins to public or private infrastructure and dhh submittal (if applicable).
- DRIVEWAY/PARKING (THREE COPIES/ONE ELECTRONIC) - Location and size of driveway. Includes culvert specs, parking lot layout and erosion control.
- DRAINAGE ANALYSIS (THREE COPIES/ONE ELECTRONIC) - 25 year and/or 100 year drainage study. Includes comprehensive drainage study for property and elevation certificate.
- BFE (THREE COPIES/ONE ELECTRONIC) - Base flood elevation. Includes a flood determination letter provided by the city for your development.



*"Where Life is Sweeter"*

**Ken Ritter, Mayor**

305 Iberia Street

Youngsville, LA 70592

Phone: (337) 856-4181

Youngsville.us

mayor@youngsvillela.gov

### ABOUT YOUNGSVILLE

With a population of more than 18,000, Youngsville, LA sits just ten miles south of the City of Lafayette in Lafayette Parish. With ease of access to Highway 90, which connects directly to Interstate 49, Youngsville businesses find it convenient for transportation and warehousing services. In 2011, this bedroom community was named by Yahoo! as the Best Place to Live in Louisiana and again in 2021 as the Best Suburb in Louisiana.

### HISTORY

In 1983, the village of Youngsville was declared a town; and it was Louisiana's fastest growing town between 1990 and 2005, when Youngsville was proclaimed a city. Since then, Youngsville remains the one of the fastest growing municipalities in the state. Set among tall-growing sugarcane and soybean fields that provided work for local farmers, Youngsville homes are within a rural city that allows residents to enjoy a small town atmosphere with big city amenities nearby. Youngsville today still reflects its history in its people, culture, traditions, and architecture.



## RETAIL



## CONSTRUCTION



## RECREATION

### 170% RETAIL GROWTH

Retail sales hit an all-time high in 2023 at more than \$466 million. 2024 is on track to exceed that value. In the past decade, (2013-2023), retail sales have grown more than \$281 million, a 153% increase. With an ever growing population, Youngsville continues to recruit new businesses, as well as foster an environment where start-ups and boutique businesses can flourish.

### PERMITS UP BY 65%

Commercial building permits in the City of Youngsville are up 65% since 2018. The increase in commercial permits also corresponds with the increase in residential permits. There are more than 2,500 homes in various stages of development and 1,200 homes currently under construction, adding more premier housing options for residents.

### YEAR-ROUND SPORT EVENTS

Over 750,000 visitors come to Youngsville each year to enjoy outdoor and indoor recreation and events at the 70-acre Youngsville Sports Complex and Recreation Center. The sports complex has hosted major tournaments like the PONY Mustang World Series—, bringing in visitors from the Philippines, Mexico, Aruba, Dominican, Indonesia, and all over the U.S. Since most tournament participants come from outside of the nine-parish Acadiana region, these events have a major impact on the local economy. This drives more spending on food, lodging, gas, entertainment and shopping.

## Top Rated Education

Youngsville offers highly rated schools within the Lafayette Parish School District. In 2019, Ernest Gallet Elementary School, along with Green T. Lindon Elementary received an A grade rating for school performance. Both local high schools, O. Comeaux High School and Southside High School received a B grade rating. More options, such as Acadiana Renaissance Charter and Ascension Episcopal High School are also located in the area. These top tier schools draw in young couples who seek to raise their families in a thriving community with elite education options. In addition to primary schools, Youngsville is less than 10 miles away from the second largest college in Louisiana, University of Louisiana at Lafayette, home to nearly 20,000 students.

## What's New?

### YOUNGSVILLE BEAUTIFICATION STREETSCAPE PROJECT

In January 2021, Mayor Ken Ritter, proposed a beautification streetscape project to the City Council for consideration. The project will focus on efforts to beautify the heart of the city as part of an upcoming sewer force main upgrade in the same area. The project will refresh the Lafayette Street area and the Church Street area between 2nd & 5th Street.

The goals of the project are to:

- Modify Lafayette Street by increasing the travel lane by 12-18 inches. (Remove 4 parallel parking spots to achieve wider travel lanes.)
- Add improved street lighting
- Extend the best components of the existing Lafayette Street streetscape and continue those positive elements on Church Street between 2nd and 5th Streets without decreasing travel lane width or reducing parking spots.



## DEMOGRAPHIC DATA



### HOUSEHOLD DATA

# of Households:	6,396
Median Household Income:	\$104,926
Households > \$100K Income:	54.2%

### WORKFORCE

Labor Force:	10,300
White Collar Workers:	69.7%

### EDUCATIONAL ATTAINMENT

High School Grads:	<div style="width: 95.3%;"></div> 95.3%
Bachelor's Degrees:	<div style="width: 47.3%;"></div> 47.3%

### RETAIL SALES

2023 Taxable Retail Sales:	\$466,208,922
----------------------------	---------------

### REAL ESTATE

2023 New Residential Permits:	269
2023 New Residential Permit Value:	\$63,409,840



## Placer Report

Jan 1 - Dec 31, 2024

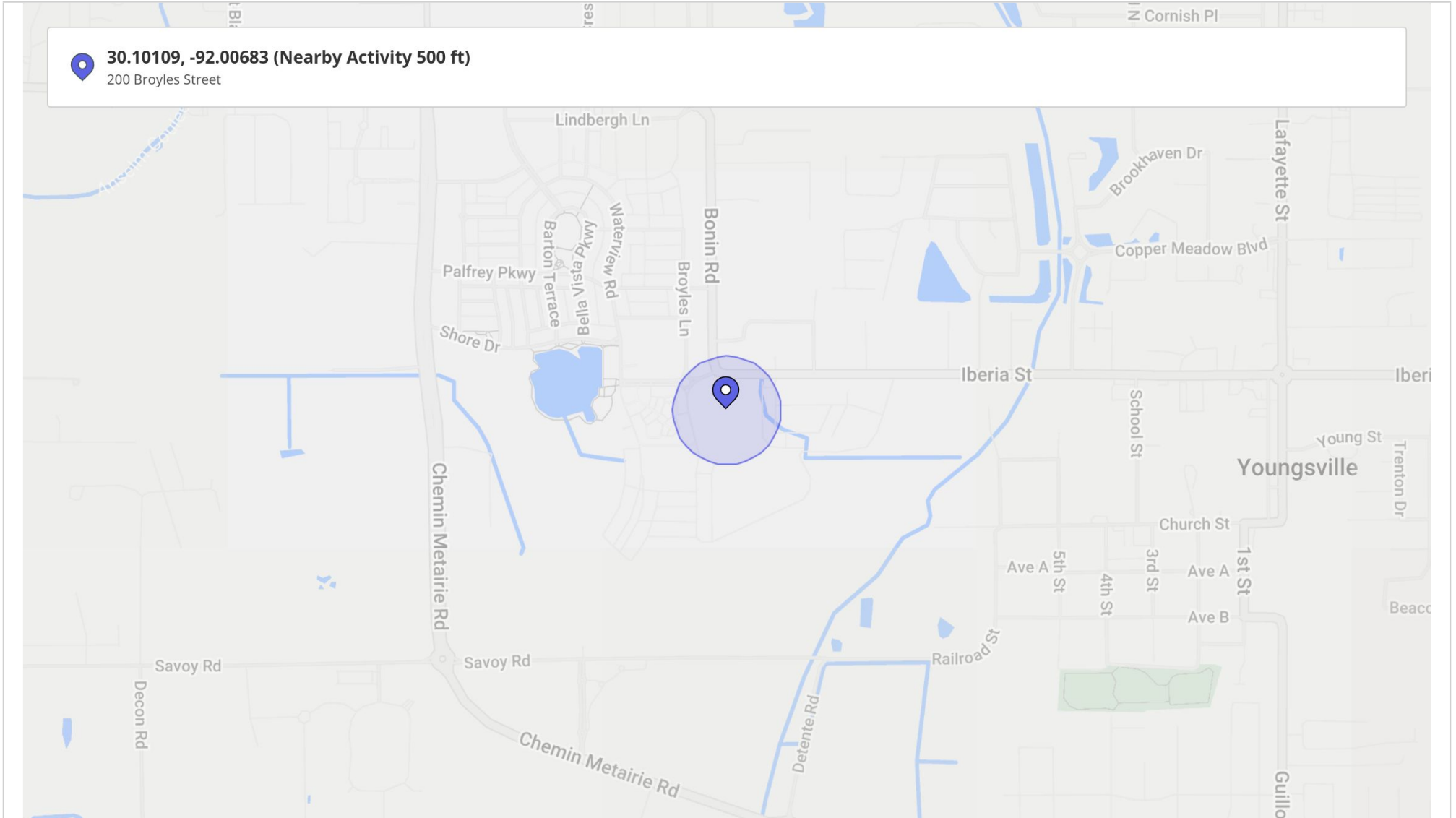
Property:

31

**30.10109, -92.00683 (Nearby Activity 500 ft)**

Iberia Street, Youngsville, LA 70592

Visitation insights in this report are calculated using a radius ring to detect nearby visits within a certain distance from the property





## Metrics

● **30.10109, -92.00683 (Nearby Activ...**  
Iberia Street, Youngsville, LA 70592

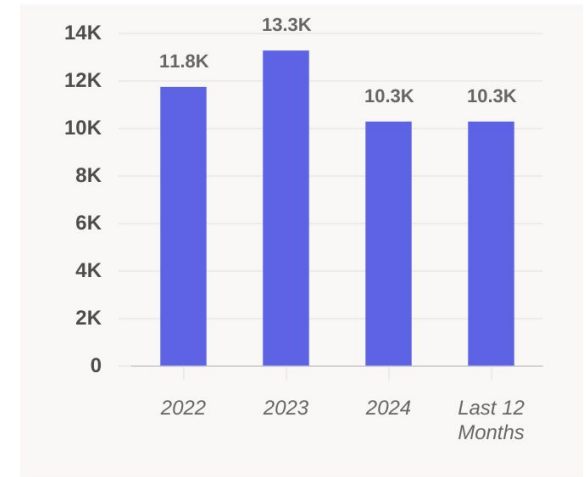
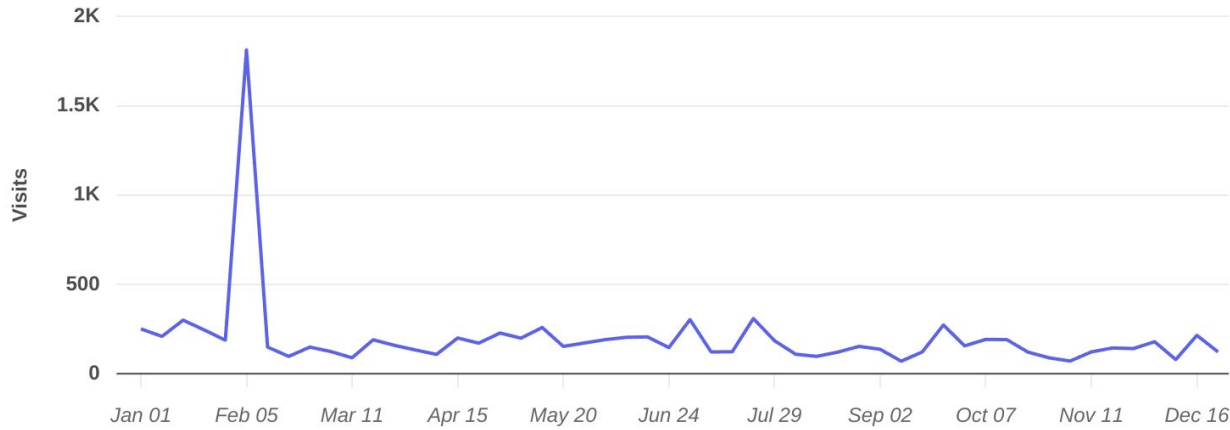
Visits	10.3K	Panel Visits	1.1K
Visitors	4.4K	Visits YoY	-22.5%
Visit Frequency	2.36	Visits Yo2Y	-12.4%
Avg. Dwell Time	68 min	Visits Yo3Y	+56.7%

Jan 1st, 2024 - Dec 31st, 2024  
Data provided by Placer Labs Inc. ([www.placer.ai](http://www.placer.ai))



## Visits Trend

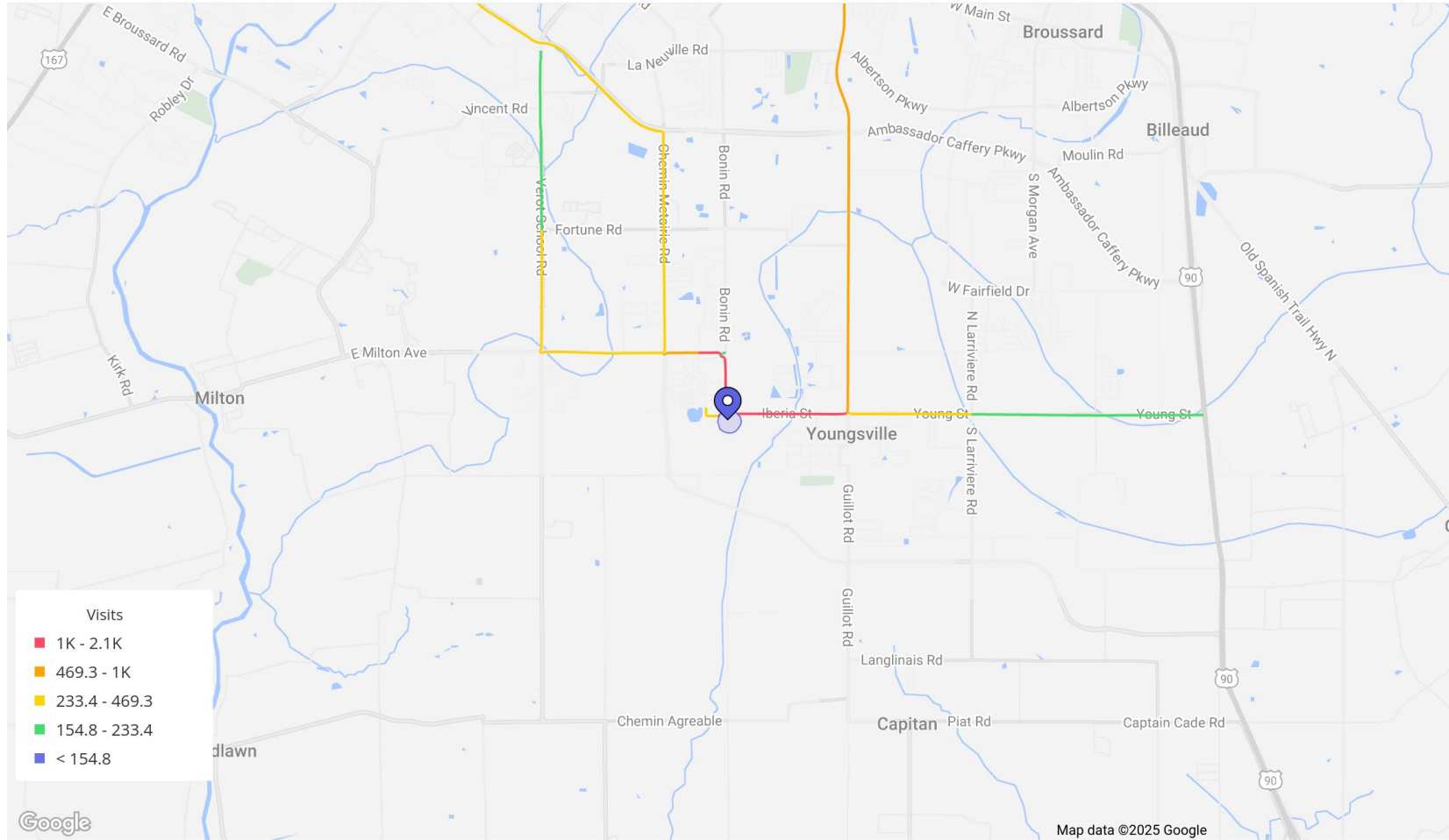
● **30.10109, -92.00683 (Nearby Act...**  
Iberia Street, Youngsville, LA



Weekly | Visits | Jan 1st, 2024 - Dec 31st, 2024  
Data provided by Placer Labs Inc. ([www.placer.ai](http://www.placer.ai))



## Visitor Journey - Routes



To protect individual privacy, the beginning points shown for each route are approximations and do not represent actual home locations.

Journey Direction: To Property | Jan 1st, 2024 - Dec 31st, 2024  
Data provided by Placer Labs Inc. ([www.placer.ai](http://www.placer.ai))



## Prior / Post Compare

30.10109, -92.00683 (Nearby Activity 500 ft) / Iberia Street, Youngsville, LA

Prior			Post		
Rank	Name	Foot-Traffic	Rank	Name	Foot-Traffic
1	Youngsville Jumps / Youngsville, LA	8.1%	1	Youngsville Jumps / Youngsville, LA	7.4%
2	SONIC Drive In / E Milton Ave, Youngsville, LA	3.8%	2	McDonald's / E Milton Ave, Youngsville, LA	2.9%
3	Rouses Market / E Milton Ave, Youngsville, LA	2.6%	3	SONIC Drive In / E Milton Ave, Youngsville, LA	2.5%
4	McDonald's / E Milton Ave, Youngsville, LA	2.4%	4	Rouses Market / E Milton Ave, Youngsville, LA	2.2%
5	Waterview at Sugar Mill Pond Apartments / Presco...	1.9%	5	Romacelli Bistro e Vino in Sugar Mill Pond / Prescot...	1.6%
6	Walgreens / E Milton Ave, Youngsville, LA	1.6%	6	Waterview at Sugar Mill Pond Apartments / Presco...	1.5%
7	Troy Leblanc's Video & Editing Productions / Presc...	1.5%	7	Troy Leblanc's Video & Editing Productions / Presc...	1.3%
8	Shell / Lafayette St, Youngsville, LA	1.4%	8	River Marketplace / Ambassador Caffery Pkwy, Lafa...	1.3%
9	Arion & Jack / Prescott Blvd., Youngsville, LA	1.4%	9	Shell / Lafayette St, Youngsville, LA	1.2%
10	RaceTrac / Ambassador Caffery Pkwy, Lafayette, LA	1.3%	10	Waffle House / E Milton Ave, Youngsville, LA	1%

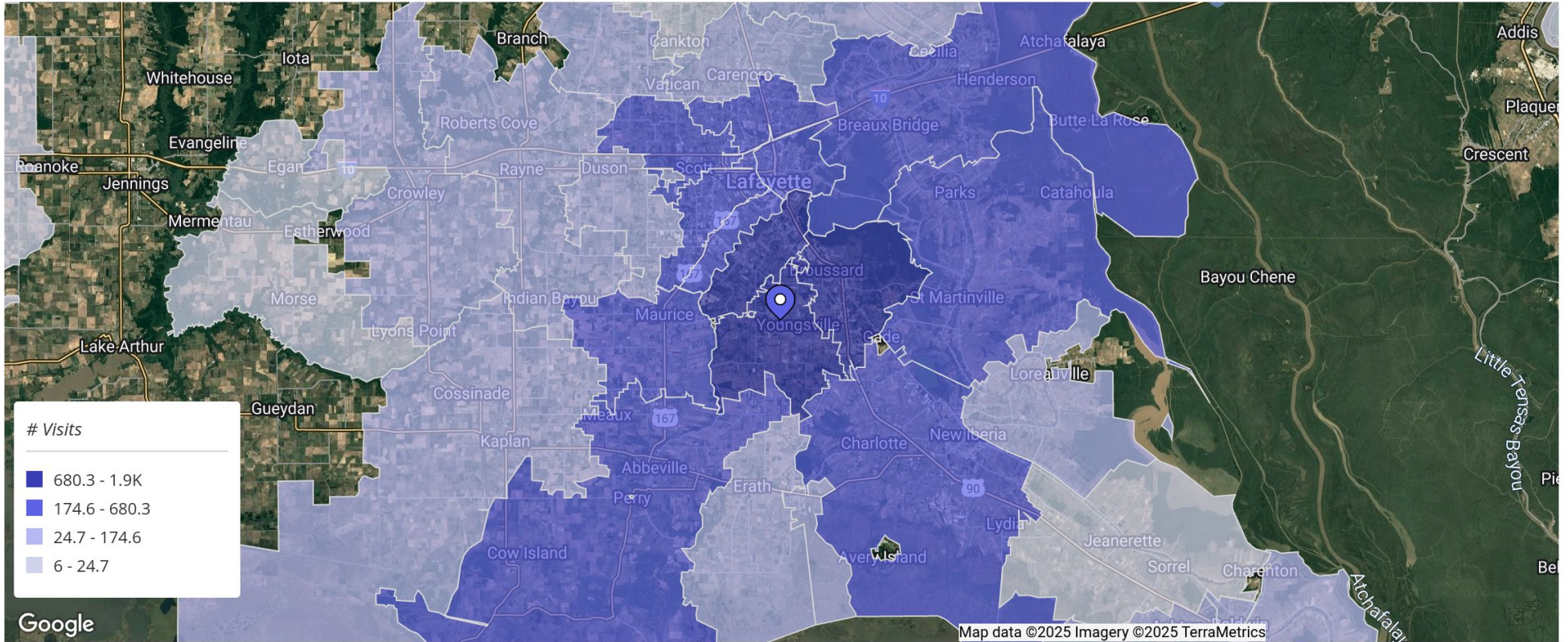
Jan 1st, 2024 - Dec 31st, 2024

Data provided by Placer Labs Inc. ([www.placer.ai](http://www.placer.ai))



## Visitors By Origin

● **30.10109, -92.00683 (Nearby Activ...**  
Iberia Street, Youngsville, LA 70592



**30.10109, -92.00683 (Nearby Activ...**

Iberia Street, Youngsville, LA 70592

Zipcode / City	Visits (% of Total) ▾
<b>70592</b> Youngsville, LA	1.9K (18.2%)
<b>70508</b> Lafayette, LA	1K (10.1%)
<b>70518</b> Broussard, LA	839 (8.1%)
<b>70582</b> Saint Martinville, LA	595 (5.8%)
<b>70506</b> Lafayette, LA	489 (4.7%)
<b>70503</b> Lafayette, LA	437 (4.2%)
<b>70510</b> Abbeville, LA	366 (3.6%)
<b>70560</b> New Iberia, LA	352 (3.4%)
<b>70517</b> Breaux Bridge, LA	296 (2.9%)
<b>70583</b> Scott, LA	291 (2.8%)

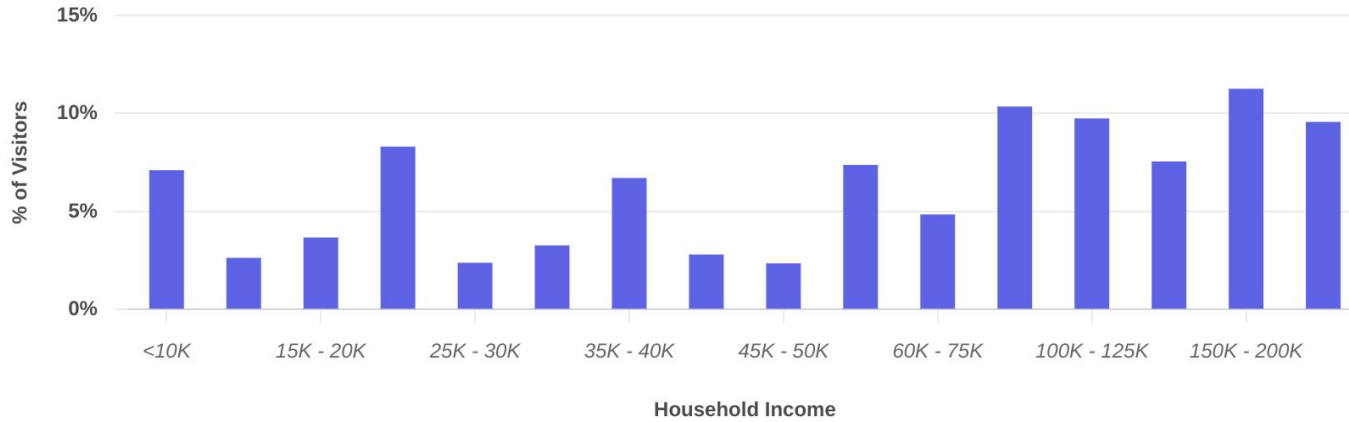
Jan 1st, 2024 - Dec 31st, 2024

Data provided by Placer Labs Inc. ([www.placer.ai](http://www.placer.ai))



## Household Income

● **30.10109, -92.00683 (Nearby Act...**  
Iberia Street, Youngsville, LA 70592



Average Income	101K
Median Income	70K

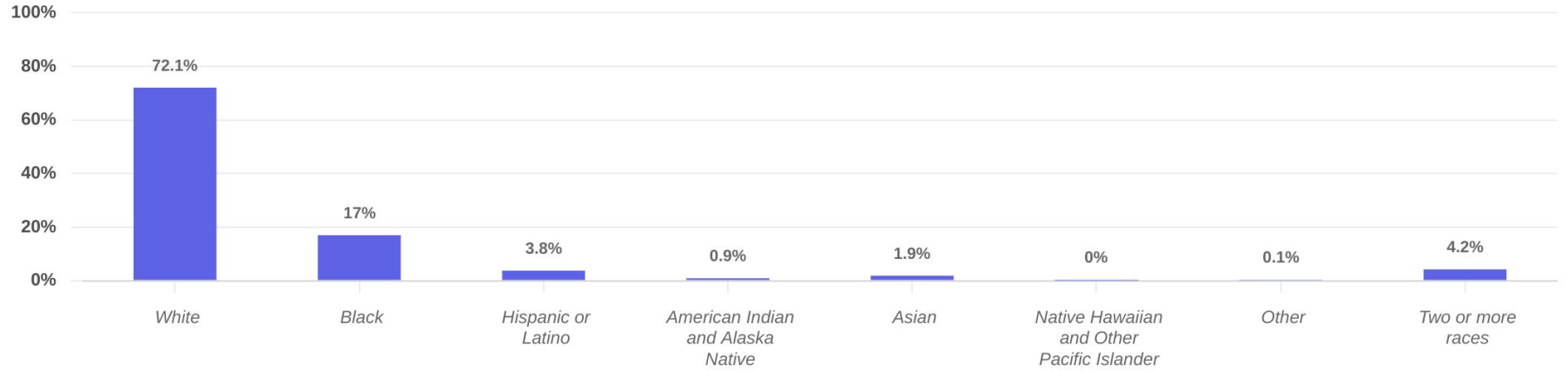
\*Demographics are based on a True Trade Area capturing 70% of visits | Data source: Census 2022

Jan 1st, 2024 - Dec 31st, 2024  
Data provided by Placer Labs Inc. ([www.placer.ai](http://www.placer.ai))



## Ethnicity

● **30.10109, -92.00683 (Nearby Act...**  
Iberia Street, Youngsville, LA 70592



\*Demographics are based on a True Trade Area capturing 70% of visits | Data source: Census 2022

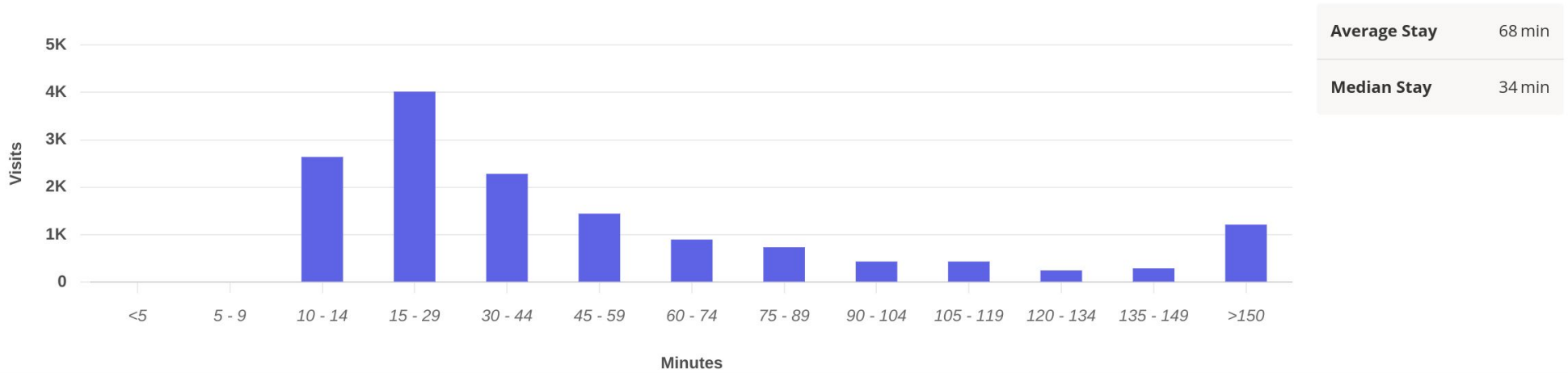
Jan 1st, 2024 - Dec 31st, 2024  
Data provided by Placer Labs Inc. ([www.placer.ai](http://www.placer.ai))





## Visit Duration

● **30.10109, -92.00683 (Nearby Activ...**  
Iberia Street, Youngsville, LA 70592

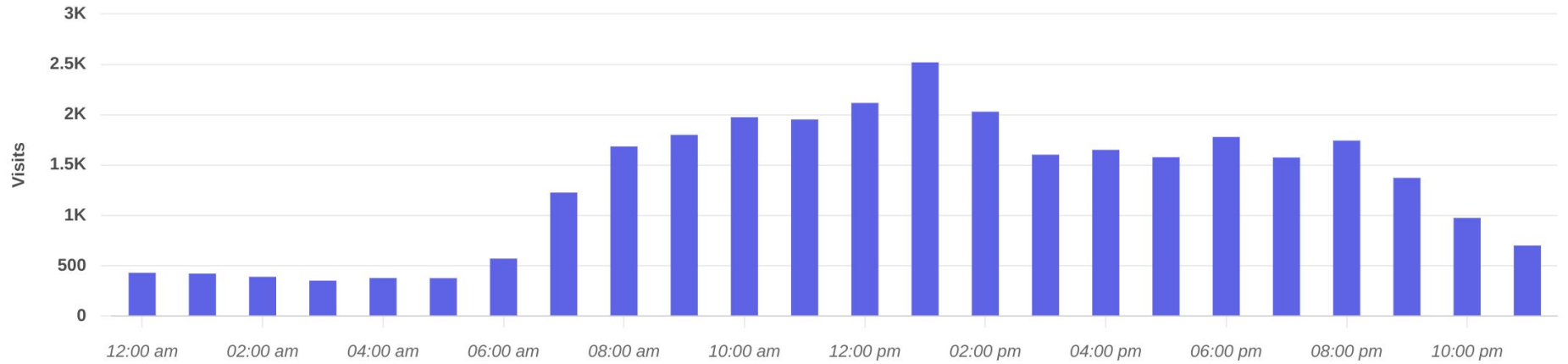


Visits | Jan 1st, 2024 - Dec 31st, 2024  
Data provided by Placer Labs Inc. ([www.placer.ai](http://www.placer.ai))



## Hourly Visits

● **30.10109, -92.00683 (Nearby Act...**  
Iberia Street, Youngsville, LA 70592



Visits | Jan 1st, 2024 - Dec 31st, 2024  
Data provided by Placer Labs Inc. ([www.placer.ai](http://www.placer.ai))



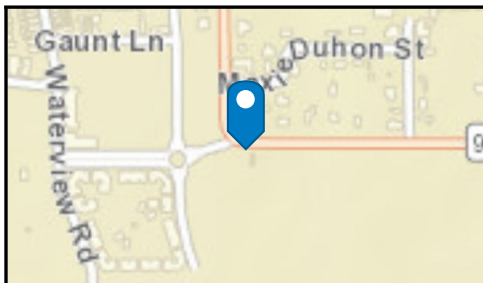
## Favorite Places

30.10109, -92.00683 (Nearby Activity 500 ft) / Iberia Street, Youngsville, LA

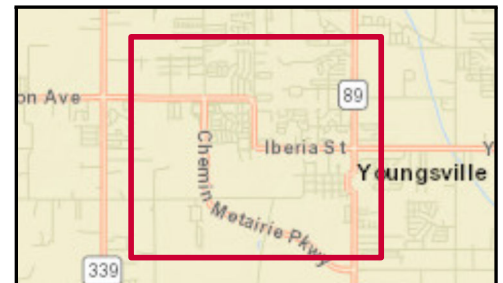
Rank	Name	Distance	Visitors
1	River Marketplace / 4313 Ambassador Caffery Pkwy, Lafayette, LA 70508	4.8 mi	3.6K (82.5%)
2	Ambassador Town Center / 4535 Ambassador Caffery Pkwy, Lafayette, LA 70508	4.4 mi	3.5K (81.2%)
3	Acadiana Mall / 5725 Johnston St, Lafayette, LA 70503	6.5 mi	2.9K (66.4%)
4	University of Louisiana / 104 E University Ave, Lafayette, LA 70504	7.8 mi	2.8K (64.8%)
5	Crossroads Annex / 609 Settlers Trace Blvd, Lafayette, LA 70508	4.7 mi	2.8K (63%)
6	RaceTrac / 5100 Ambassador Caffery Pkwy, Lafayette, LA 70508	3.4 mi	2.7K (61.3%)
7	Target / 4313 Ambassador Caffery Pkwy, Lafayette, LA 70508	4.8 mi	2.7K (61.1%)
8	Acadiana Square / 5700 Johnston St, Lafayette, LA 70503	6.8 mi	2.6K (59%)
9	Academy Sports + Outdoors / 4232 Ambassador Caffery Pkwy, Lafayette, LA 70508	4.9 mi	2.5K (58.3%)
10	Stirling Lafayette Shopping Center / 3001-3221 Louisiana Avenue, Lafayette, LA 70501	11.3 mi	2.5K (56.8%)

Category: All Categories | Min. Visits: 1 | Jan 1st, 2024 - Dec 31st, 2024  
 Data provided by Placer Labs Inc. ([www.placer.ai](http://www.placer.ai))





- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
  - ▲ 6,001 - 15,000
  - ▲ 15,001 - 30,000
  - ▲ 30,001 - 50,000
  - ▲ 50,001 - 100,000
  - ▲ More than 100,000 per day

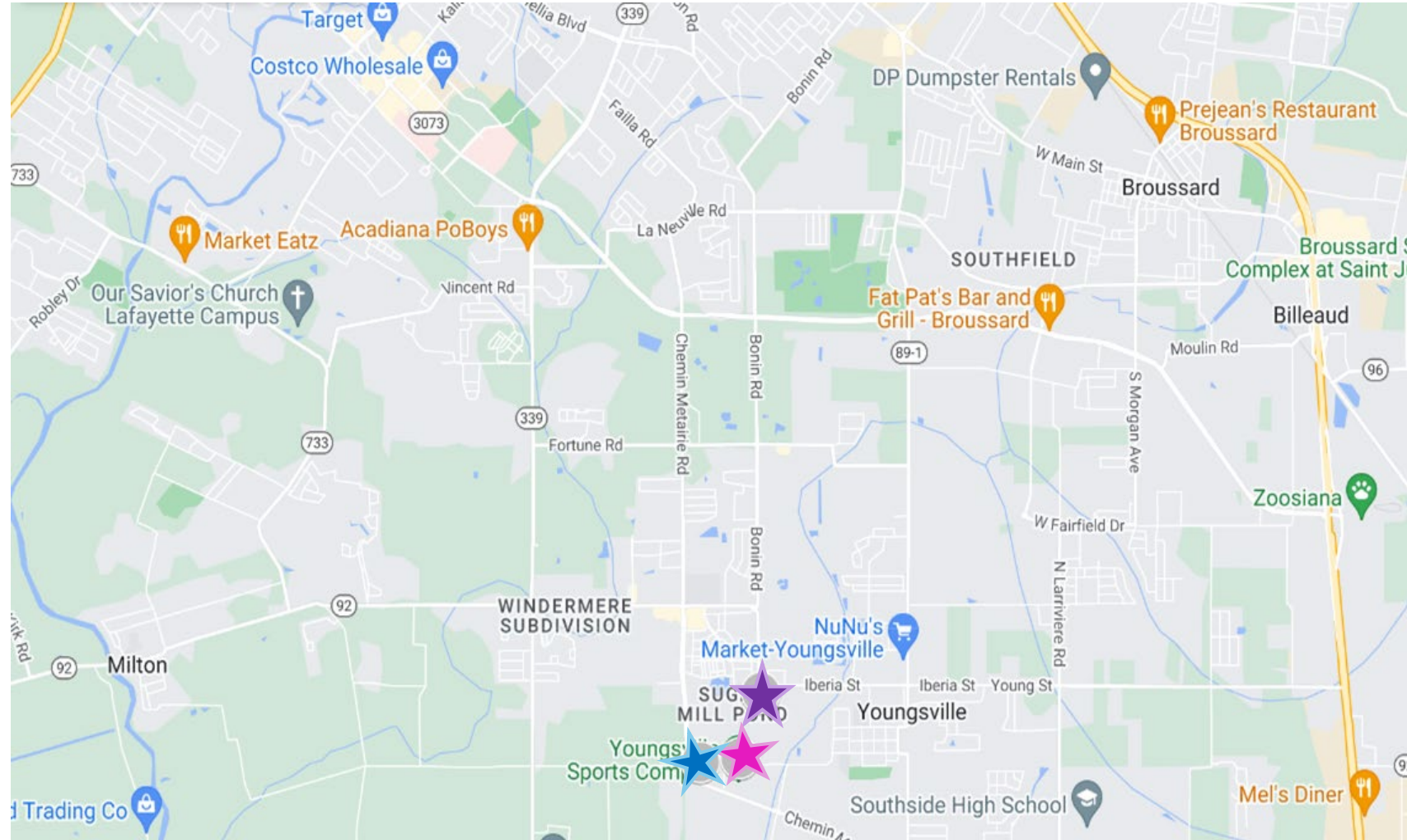


# SUGAR MILL POND SITES AVAILABLE FOR SALE

## YOUNGSVILLE, LA









- ★ 1900 BLK CHEMIN METAIRIE RD
- ★ 700 BLK SAVOY RD
- ★ 700 BLK IBERIA ST

- Located in the heart of Youngsville's rapidly growing Chemin Metairie Pkwy retail corridor
- Each site is situated across the street from Youngsville Sports Complex, Louisiana's premier sports and recreational facility:
  - Hosts on average 850k yearly visitors
  - Phase I currently spans 70-acres (5 baseball fields, 4 softball fields, 9 beach volleyball courts, 10 tennis courts, recreational center/basketball courts, 6 soccer fields, and a splash park)
  - Currently under construction on Phase II with 47-acre expansion (amphitheater, 8 outdoor pickleball courts, and 2 collegiate baseball fields), expected completion July 2024
- Near Rouses Supermarket, and Sugar Mill Pond (509-acre TND by the developers of River Ranch)
- Within 1.5-mile radius of (8) schools with approximately 7,500 students enrolled (Acadiana Renaissance Charter Academy is expected to add an additional 1,000 students by August 2024-2025 school year, upon completion of new high school building)





**SCHOOL LEGEND:**

	ACADIANA RENAISSANCE CHARTER ACADEMY 2,800 STUDENTS		SOUTHSIDE HIGH SCHOOL 1,850 STUDENTS
	1,000 MORE EXPECTED TO ENROLL BY AUGUST 2024 (WHEN NEW HIGH SCHOOL BUILDING CONSTRUCTION IS COMPLETE)		YOUNGVILLE MIDDLE SCHOOL 650 STUDENTS
	GREEN T LINDON ELEMENTARY 804 STUDENTS		PRINCIPAL'S LIST PRE-SCHOOL (LAFAYETTE STREET) 165 STUDENTS
	ERNEST GALLET ELEMENTARY 687 STUDENTS		PRINCIPAL'S LIST PRE-SCHOOL (SUGAR MILL POND) 223 STUDENTS
			ASCENSION EPISCOPAL SCHOOL 260 STUDENTS

1900 BLK CHEMIN METAIRIE PKWY  
13.4554 ACRES  
(\*can be subdivided)

700 BLK SAVOY RD  
8.672 ACRES  
(\*can be subdivided)

700 BLK IBERIA ST  
6.965 ACRES  
(\*can be subdivided)





**164 APARTMENTS**



**CHEMIN METAIRIE PKWY**

### 1900 BLK Chemin Metairie Pkwy

• Entire Tract (13.3554 acres): \$12/sf

#### Lot Subdivision & Pricing Options:

##### (Chemin Metairie Frontage)

- 1-2 acres: \$15-17/sf
- 2-4 acres: \$14/sf
- 4-6 acres: \$12/sf
- (Chemin Metairie/Savoy) Hard Corner (1.5-acre minimum): \$22-25/sf (\*depending on lot size & adjoining lot development status)

##### (Savoy Frontage)

- 1-2 acres: \$13-16/sf
- 2-4 acres: \$11/sf
- 4-6 acres: \$9/sf
- Savoy Corner: \$14-16/sf (\*depending on lot size)

### 700 BLK Savoy Rd

• Entire Tract (8.672 acres): \$8/sf

#### Lot Subdivision & Pricing Options:

- 1-2 acres: \$12-14/sf
- 2-4 acres: \$10/sf
- 4-6 acres: \$8/sf
- Savoy Corner: \$14-16/sf (\*depending on lot size)

**SAVOY RD**

Savoy Rd

Savoy Rd

Savoy Rd

**YOUNGSVILLE SPORTS COMPLEX**

IBERIA ST

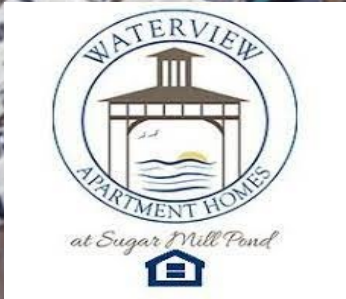
Prescott Blvd

### 700 BLK Iberia St

- Entire Tract (6.965 acres): \$8/sf

#### Lot Subdivision & Pricing Options:

- 3.5 acres (or less): \$10/sf
- Prescott Corner (1-2 acre minimum): \$15-16/sf (\*depending on lot size)

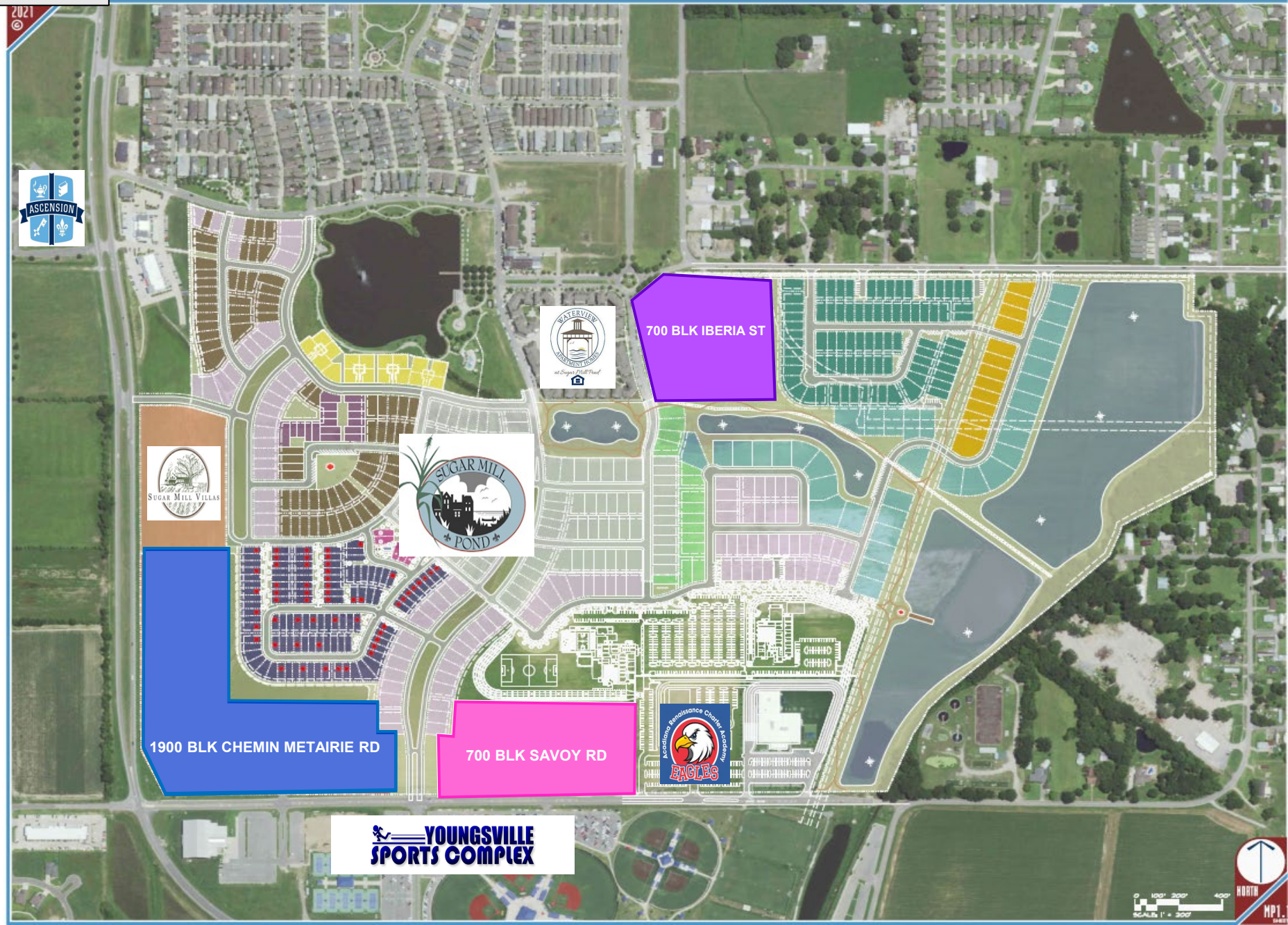


164 APARTMENTS

BROYLES LN



# MASTER SITE PLAN



- GENERAL NOTES**
- BARBARON COURT LOT - 1 35-37' X 80-49'
  - RENTAL COTTAGE ALLEY - 1 33' X 45'
  - RENTAL COTTAGE ALLEY - 1 33' X 45'
  - RENTAL COTTAGE FRONT LOAD - 1 33' X 45'
  - RENTAL COTTAGE FRONT LOAD - 1 33' X 45'
  - COTTAGE LOT - 1 48' X 108'
  - NEIGHBORHOOD LOT - 1 40-42' X 118'
  - VILLAGE LOT - 1 48-54' X 89'
  - VILLAGE EDGE LOT - 1 48' X 130'
  - EDGE LOT - 1 80' X 120-140'
  - WATER FRONT LOT - 1 80-100' X 120-140'
  - GLOBE LOT - 1 70' X 10-88'
  - MULTI-FAMILY
  - COMMERCIAL



**YOUNGVILLE SPORTS COMPLEX**



**COTTAGE DEVELOPERS, L.L.C.**  
 420 RICHLAND AVE, SUITE 100  
 LAFAYETTE, LA 70508  
 PROJECT # 2416226

**SUGAR MILL POND SOUTH CONCEPTUAL MASTER PLAN**

**DRAFT**  
 06/17/21



**NOT FOR CONSTRUCTION**  
 REVISIONS: 07/01/21, 07/02/21, 07/06/21, 08/23/21  
 10/09/21, 10/09/21, 10/22/21





**DIANA STEPHENS**

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Commercial Sales & Leasing

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M: 225-235-5755

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[diana@scoutrec.com](mailto:diana@scoutrec.com)

905 JEFFERSON ST #504, LAFAYETTE, LA 70501 | OFFICE: 337-443-0880 | CELL: 225-235-5755 | EMAIL: [DIANA@SCOUTREC.COM](mailto:DIANA@SCOUTREC.COM) | [SCOUTREC.COM](http://SCOUTREC.COM)